

NOT 88504

2010-013024  
Klamath County, Oregon



00092676201000130240020020

11/08/2010 11:46:06 AM

Fee: \$42.00

**RECORDING REQUESTED BY:**

Ticor Title Company of Oregon  
744 NE 7th St  
Grants Pass, OR 97526

**GRANTOR'S NAME:**  
Federal National Mortgage Association

**GRANTEE'S NAME:**  
Jackie Jacobson, an estate in fee simple

**SEND TAX STATEMENTS TO:**  
Jackie Jacobson, an estate in fee simple  
723 Loma Linda Drive  
Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**  
Jackie Jacobson  
723 Loma Linda Drive  
Klamath Falls, OR 97601

Escrow No: 470310008575-TTJA26

723 Loma Linda Drive  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Federal National Mortgage Association

Grantor, conveys and specially warrants to

Jackie Jacobson, an estate in fee simple

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE LEGAL DESCRIPTION ATTACHED HERETO MARKED AS EXHIBIT "A"

**ENCUMBRANCES:**  
RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND  
EASEMENTS OF RECORD, IF ANY

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 196.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$202,000.00

42pmf

Dated 11-3-10; If a corporate grantor, it has caused its name to be signed by order of its board of directors.

Federal National Mortgage Association

by: Christopher Irby  
Assistant Vice President

State of TEXAS

COUNTY of Dallas

This instrument was acknowledged before me on Nov 3, 2010

by Christopher Irby  
Assistant Vice President

My commission expires: \_\_\_\_\_, Notary Public - State of Texas



Lot 46 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also, the Southerly  $\frac{1}{2}$  of Lot 45 of said LOMA LINDA HEIGHTS, more particularly described as follows:

Beginning at the most Southerly corner of Lot 45 of said LOMA LINDA HEIGHTS; thence Northeasterly along the line between Lots 45 and 46 of said LOMA LINDA HEIGHTS, a distance of 119.6 feet; thence North  $28^{\circ} 13'$  West, along the line between Lots 38 and 45 of said LOMA LINDA HEIGHTS, a distance of 40.3 feet; thence Southwesterly parallel to the line between said Lots 45 and 46 of said LOMA LINDA HEIGHTS, to the Easterly line of Loma Linda Drive; thence Southeasterly along the Easterly line of Loma Linda Drive, a distance of 40 feet to the point of beginning.